



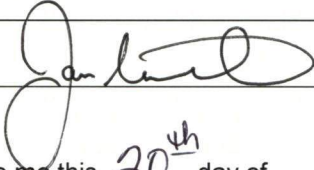
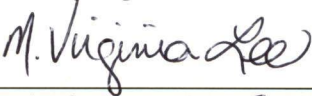
Planning & Development

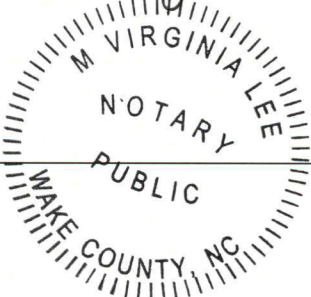
Development Services Customer Service Center

One Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

Administrative Alternate

Administrative Alternate Request	OFFICE USE ONLY
Section(s) of UDO affected: 1.5.6 Build-to	Transaction Number
Provide an explanation of the alternate requested, along with an applicant's statement of the findings Please refer to attached statement of findings.	
Provide all associated case plan numbers including zoning and site plan: SR-11-17/Trans. # 501595	

GENERAL INFORMATION		
Property Address 7800 TW Alexander Drive, Raleigh, NC 27617		Date 2/17/17
Property PIN 0769504120	Current Zoning OX-5-PL-CU	
Nearest Intersection TW Alexander Dr and Brier Creek Pkwy.		Property size (in acres) 7.8
Property Owner SLF RUBY JONES LLC RYAN LLC	Phone (404) 924-8400	Mail P.O. Box 56607, Atlanta, GA 30343-0607
	Email dmoore@stratfordland.com	
Project Contact Person Dillon Smith	Phone (919) 929-0481 x111	Mail 221 Providence Road, Chapel Hill, NC 27514
	Email dillons@bapa.eng.pro	
Property Owner Signature 	Email jamie.applequist@ncsaw.org	
Notary Sworn and subscribed before me this <u>20th</u> day of <u>February</u> , 20 <u>17</u>	Notary Signature and Seal  My Commission Expires: November 20 th , 2021	





Planning & Development

**Development Services
Customer Service Center**
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

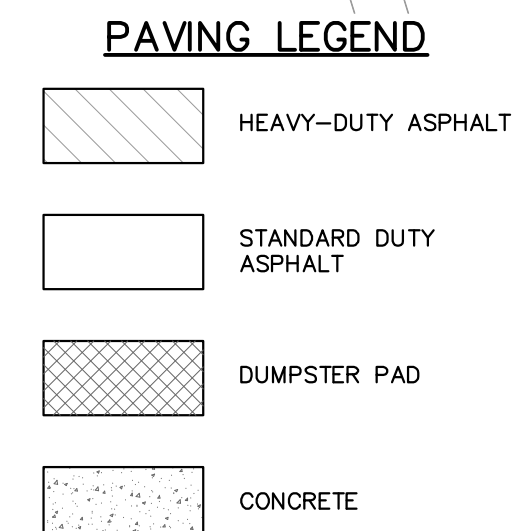
Administrative Alternate Checklist















TO BE COMPLETED BY APPLICANT		YES	N/A
ADMINISTRATIVE ALTERNATE REQUIREMENTS			
1.	The property owner must be the applicant.		
2.	An application, signed by the property owner and notarized to that effect, is required.		
3.	The applicant must submit stamped envelopes addressed to the property owners within 100 feet of the subject property as indicated in Chapter 10.2 of the Unified Development Ordinance. City staff will mail the public hearing notices.		
4.	The applicant shall submit pertinent material necessary for review of the alternate; in addition to the submittal material required for a subdivision, plot plan or site plan. This may include architectural renderings, materials samples or other project-specific information.		

EXHIBIT A

1.5.6 Build-to

1. **The approved alternate meets the intent of the build-to regulations;** the alternate meets the intent of the build-to regulations, as: the hardscape elements (site walls, planters, and outdoor amenity areas) establish a sense of enclosure by providing spatial definition adjacent to the street.
2. **The approved alternate conforms with the Comprehensive Plan and adopted City plans;** the alternate conforms to the Comprehensive Plan. Pedestrian-oriented building facades and the landscaping along Brier Creek Parkway and T.W. Alexander Drive defines the street edge and improves walkability.
3. **The approved alternate does not substantially negatively alter the character-defining street wall or establish a build-to pattern that is not harmonious with the existing built context;** the alternate does not alter an established build-to pattern: all existing buildings along this area are newly developed and have similar street wall characteristics.
4. **The change in percentage of building that occupies the build-to area or increased setback does not negatively impact pedestrian access, comfort or safety; and** Pedestrian access, comfort and safety is enhanced.
5. **Site area that would have otherwise been occupied by buildings is converted to an outdoor amenity area under Sec. 1.5.3.B.** The site area that would have been occupied by a building is used for outdoor amenity areas.



SYMBOL / ABBREVIATION		DRAWING LEGEND
EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE / RIGHT-OF-WAY
		SETBACK LINE
		BUFFER PLANTING YARD LINE
		SANITARY SEWER EASEMENT
		OVERHEAD ELECTRIC LINE / POLE / GUY WIRE
		TREE LINE
		DESIGN BUILD RETAINING / SEAT WALL

**REVIEW DRAWING
NOT FOR CONSTRUCTION**

STATE EMPLOYEES' CREDIT UNION

BRIER CREEK BRANCH

RALEIGH, NORTH CAROLINA


ADMINISTRATIVE SITE PLAN

JOB NUMBER: 116014.00
 DATE: 24 JAN 17
 SCALE: AS NOTED
 DRAWN BY: D.W.S.
 REVIEWED BY: G.J.R.

BALENTINE ASSOCIATES, P.A.

221 PROVIDENCE ROAD, CHAPEL HILL, N.C. 27514
 (919) 529 - 0447 BALENTINE ASSOCIATES, P.A.
 (919) 489 - 7754

THIS DOCUMENT IS THE PROPERTY OF BALENTINE ASSOCIATES, P.A. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO REPRODUCTION OF THIS DOCUMENT OR REPRODUCTION OF THIS DOCUMENT FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF BALENTINE ASSOCIATES, P.A. WILL BE SUBJECT TO LEGAL ACTION.



DATE	REVISIONS	NUM	ISSUED	DATE	ADMIN. SITE PLAN SUBMITTAL #	1	2	3	4	5	6	7	8	9	10

OWNER INFORMATION
 STATE EMPLOYEES' CREDIT UNION
 P.O. BOX 28607
 RALEIGH, NC 27611

OWNERS REPRESENTATIVE:
 MR. JAMIE APPLEQUIST
 PH: (800) 438-1104
 FAX
 EMAIL: jamie.applequist@ncsecu.org